

ARTICLE 20.00

OFFICE-SERVICE DISTRICT

Section 20.01 -- STATEMENT OF PURPOSE

The intent of the Office Service District is the accommodate administrative and professional offices, personal services businesses, and supporting retail uses, in an environment that reflects high standards of site planning and landscape design, recognizing that Office Service District uses may serve as transitional uses between single family residential development and more intensive development. Intensive retail commercial uses that generate large traffic volumes and high parking demand are not considered appropriate uses in the Office Service District.

Section 20.02 -- PERMITTED USES AND STRUCTURES

A. Principal Uses and Structures

In all areas zoned Office-Service District, no buildings shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the following principal permitted uses:

1. Banks and credit unions.
2. Barber shops and beauty shops.
3. Business service establishments, limited to advertising, mailing, reproduction, commercial art, photography, stenographic services, personal supply services, computer programming, data processing, and other computer related services.
4. Professional offices, including but not limited to medical, legal, charitable, religious, insurance, real estate, manufacturing (no manufacturing activities permitted on-site), and financial.
5. Funeral homes
6. Interior decorator studios.
7. Music, art, and dance studios.
8. Photography studios.
9. Dry cleaning drop-off and pickup locations (no dry-cleaning activities may occur on-site in the OS district).
10. Radio and broadcasting studios and offices, without broadcasting towers.
11. Business schools.
12. Vocational, technical and trade schools.
13. Community Colleges.

14. Medical clinics.
15. Dental clinics.
16. Veterinary clinics.
17. Fire stations.
18. Schools.
19. Activity centers for the handicapped.
20. Residential inpatient treatment facilities.
21. Social service agencies, private and nonprofit.
22. Dwelling units on upper floors above business establishments
23. Parks.
24. Child Care Centers, as defined in “Residential Care Facilities” in Section 2.02.
25. Places of Worship.

B. Accessory Uses and Structures

The following uses and structures customarily accessory to principal uses and structures in the Office-Service District shall be permitted, subject to the provisions in Section 3.03:

1. Signs, subject to the provisions in Article 8.00.
2. Off-street parking, subject to the provisions in Article 5.00.
3. Uses and structures incidental to the primary use.
4. Pharmacies located in medical office buildings.
5. Sale and rental of durable medical supplies, when located in a medical office building.
6. Small Wind Energy Systems.

C. Permitted Uses with Special Standards

In all areas zoned Office-Service District, the following uses are permitted, subject to the conditions specified for each use as set forth in Article 9.00.

1. Nursing homes, subject to the provisions in Section 9.02.I.
2. Public Utility Facilities, subject to the provisions in Section 9.02.K.

D. Conditional Land Uses

The following uses may be permitted by the City Council upon recommendation from the Planning Commission, subject to the conditions specified for each use; review and approval of the site plan by the City Council; any special conditions imposed by the City Council that are

necessary to fulfill the purposes of this Ordinance; and the procedures and requirements set forth in Article 28.00.

1. Clubs and fraternal organizations.
2. Radio and television studios and offices, with broadcasting towers, subject to the standards in Section 3.16.
3. Dental, medical, and optical laboratories.
4. Wireless Reception Facilities, subject to the standards in Section 3.16.
5. Multiple-family dwellings, subject to the provisions in Section 9.03 A.
6. One and two family dwellings.

Section 20.03 -- DEVELOPMENT STANDARDS

A. Site Plan Review

Site plan review and approval is required in accordance with Article 27.00.

B. Area, Height, Bulk, and Placement Regulations

Buildings and uses in the Office-Service District are subject to the area, height, bulk and placement requirements in Article 26.00, Schedule of Regulations.

The following charts summarize the regulations in Article 26.00, but the user is cautioned to refer to Article 26.00 for more detailed information and explanatory notes.

Minimum Lot Area	7,200 square feet
Minimum Lot Width	60 feet
Maximum Height of Principal Structure	28 feet See footnote K in Article 26.00, Schedule of Regulations.
Minimum Setbacks	
Front	25 feet (measured from front lot line)
Side	7 ft.
Both Sides	16 ft.
Rear	25 ft.
Side Street	25 ft.

C. Planned Unit Development

Planned unit development may be permitted in the Office-Service District as a means to achieve the basic intent of this district, in accordance with Article 24.00.